

IN RE: PETITION FOR VARIANCE
S/S Loreley Beach Road, 30' S
centerline Allender Road
11th Election District
5th Councilmanic District
(6005 Loreley Beach Road)

Sandra E. Kwiatkowski, Legal Owner
And
James Hicks, Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-256-A

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Sandra Kwiatkowski and the contract purchaser, James Hicks. The Petitioners are requesting a variance for property located at 6005 Loreley Beach Road, which property is zoned RC 2. The variance request is from Section 1A013.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling with side setbacks of 6.5 ft. in lieu of the required 35 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Sandra Kwiatkowski, the property owner who was represented by John Gontrum, attorney at law. James Hicks, the contract purchaser also appeared at the hearing. A preliminary matter was raised by Mr. Hicks. He indicated at the hearing that he wished to withdraw his variance request inasmuch as the contract he had to purchase the property had fallen through. Mr. Hicks indicated that he paid for the posting of the sign on the property and also the cost of filing the petition itself. Furthermore, he submitted to the Office of Planning the elevation drawings of the house he proposed to build

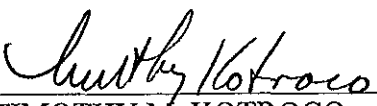
4/5/01
R. Gontrum

on the property for the Office of Planning's review and ultimate approval. Since his contract has fallen through, he asked that the petition for variance be dismissed.

Ms. Kwiatkowski argued that she wished to proceed with the variance petition as filed. She intends at this time to construct her own house on the subject property. However, the house she has chosen to build is not of the exact size and appearance of that which was submitted by Mr. Hicks. Therefore, her house plans have not been reviewed by the Office of Planning. However, she would still like to proceed with the variance request as it was filed by Mr. Hicks.

After considering the respective positions of the co-petitioners of this variance request, I find that the petition should be dismissed and the owner of the property, Ms. Kwiatkowski should refile her own petition for variance.

THEREFORE, IT IS ORDERED this 5th day of April, 2001, by this Deputy Zoning Commissioner, that the petition for variance filed in this case be and is hereby DISMISSED without prejudice. The property owner shall be permitted to refile a new variance in her own name, taking into account the particular house that she wishes to build on the property.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
APR 13 2001
BY J.P. JENSEN



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April ⁵/₄, 2001

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 01-256-A
Property: 6005 Loreley Beach Road

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been dismissed in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Sandra Kwiatkowski
1517 Old Eastern Avenue
Baltimore, Maryland 21221

Mr. James Hicks
223 Endsleigh Avenue
Baltimore, Maryland 21220



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



CRITICAL / FLOOD PLAIN

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6005 Loreley Beach Rd.
which is presently zoned RCA

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A013.B To permit a proposed

Single family dwelling with side setbacks of 6.5' in lieu of the required 35' and to approve an undersized lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Presented at Hearing

^{THE} Property is to be posted and advertised as prescribed by the zoning regulations.
_{Purchaser} I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Name - Type or Print James Hicks
Signature James Hicks
Address 718 Wampler Rd Telephone No. 410 591-6217
City Baltimore State MD Zip Code 21220

Legal Owner(s):

Name - Type or Print SANDRA E KWATKOWSKI
Signature Sandra E Kwatkowski
Name - Type or Print _____
Signature _____
Address 1517 OLD EASTERN AVENUE Telephone No. 410 391-9522
City BALTIMORE State MD Zip Code 21221

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By TAG Date 12-20-00

Case No. 01-256A

REV 9/15/98

Received Time Dec.13. 2:17PM

Zoning Description for 6005 Loreley Beach Road.

Beginning at a point on the south side of Loreley Beach Road which is 30 feet wide at the distance of 30 feet South of the centerline of the nearest improved intersecting Street Allender Road which is 30 feet wide. * Being Lot # 55 Block — Section # — in the subdivision of Loreley Beach Road as recorded in Baltimore County Plat Book # 1 Folio # 10 containing 11760 square feet. Also known as 6005 Lorely Beach Road and located in the 11th Election District, 5th Councilmanic District.

01-252A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

9014

No.

DATE 12-30-00 ACCOUNT 6001 6050

AMOUNT \$ 50.00

RECEIVED FROM: James Hicks

FOR: Variance - 01-256A + undersized lot

6005 Loreley Beach Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
DATE 12-30-00
AMOUNT \$50.00
RECEIVED FROM JAMES HICKS
FOR 5 000 AMOUNT VERIFICATION
RECEIVED BY [Signature]
DATE 12-30-00
PAID TO BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

9014

No.

DATE 12-30-00 ACCOUNT 6001 6050

AMOUNT \$ 50.00

RECEIVED FROM: James Hicks

FOR: Variance - 01-256A + undersized lot

6005 Loreley Beach Rd

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CASHIER'S VALIDATION

PAID RECEIPT
DATE 12-30-00
AMOUNT \$50.00
RECEIVED FROM JAMES HICKS
FOR 5 000 AMOUNT VERIFICATION
RECEIVED BY [Signature]
DATE 12-30-00
PAID TO BALTIMORE COUNTY, MARYLAND

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-256-A

6005 Loreley Beach Road
S/S Loreley Beach Road, 30' S of centerline Allender Road
11th Election District - 5th Councilmanic District
Legal Owner(s): Sandra E. Kwiatkowski
Contract Purchaser: James Hicks

Variance: to permit a proposed single family dwelling with side setbacks of 6.5 feet in lieu of the required 35 feet and to approve an undersized lot.

Hearing: Monday, February 12, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bostley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/24/01 Jan. 25 C446011

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/25, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/25, 2001.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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Contract Purchaser: James Hicks

Variance: to permit a proposed single family dwelling with side setbacks of 6.5 feet in lieu of the required 35 feet and to approve an undersized lot.

Hearing: Wednesday, February 28, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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JT/2/646 Feb. 13

C450113

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/15/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13/, 2001.

THE JEFFERSONIAN,

S. Wilkins Jr

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-256-A

Petitioner/Developer: James Hicks

Date of Hearing/Closing: 28 Feb 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 6005 Loxley Beant Rd

The sign(s) were posted on 02-13-01
(Month, Day, Year)

Sincerely,

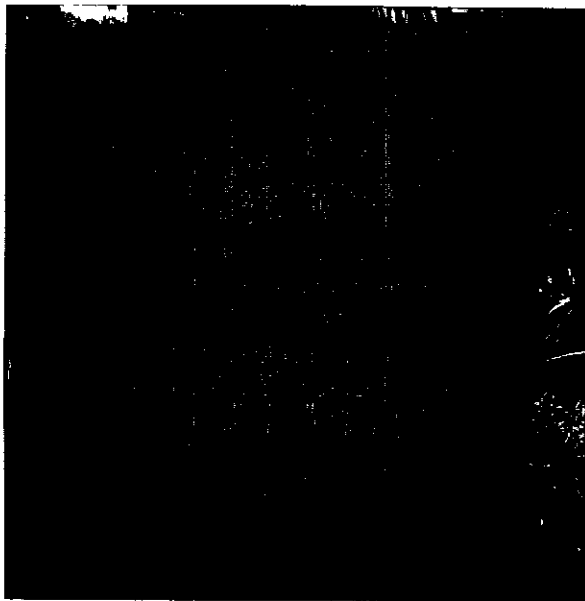
SSG Robert Black 13 Feb 2001
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



RE: PETITION FOR VARIANCE
6005 Loreley Beach Road, S/S Loreley Beach Rd,
30' S of c/l Allender Rd
11th Election District, 5th Councilmanic

Legal Owner: Sandra E. Kwiatkowski
Contract Purchaser: James Hicks
Petitioner(s)

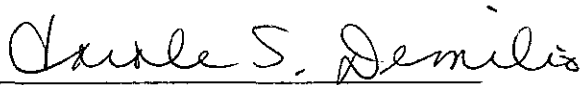
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-256-A

* * * * *

ENTRY OF APPEARANCE

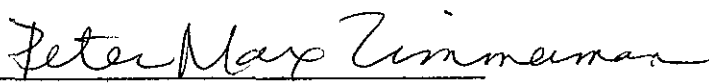
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Sandra E. Kwiatkowski, 1517 Old Eastern Avenue, Baltimore, MD 21221, and to Contract Purchaser James Hicks, 718 Wampler Road, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 10, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-256-A
6005 Loreley Beach Road
S/S Loreley Beach Road, 30' S of centerline Allender Road
11th Election District – 5th Councilmanic District
Legal Owner: Sandra E. Kwiatkowski
Contract Purchaser: James Hicks

Variance to permit a proposed single family dwelling with side setbacks of 6.5 feet in lieu of the required 35 feet and to approve an undersized lot.

HEARING: Monday, February 12, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Arnold Jablon". Below the signature, the initials "GDZ" are written in a small, handwritten font.

Arnold Jablon
Director

C: James Hicks, 718 Wampler Road, Baltimore 21220
Sandra E. Kwiatkowski, 1517 Old Eastern Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 27, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 29, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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6005 Loreley Beach Road
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Contract Purchaser: James Hicks

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HEARING: Wednesday, February 28, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the number "602".

Arnold Jablon
Director

C: James Hicks, 223 Endsleigh Avenue, Baltimore 21220
Sandra E. Kwiatkowski, 1517 Old Eastern Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 13, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 25, 2001 Issue – Jeffersonian

Please forward billing to:
James Hicks
718 Wampler Road
Baltimore MD 21220

410 591-6217

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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6005 Loreley Beach Road
S/S Loreley Beach Road, 30' S of centerline Allender Road
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HEARING: Monday, February 12, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GJZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 13, 2001 Issue – Jeffersonian

Please forward billing to:

James Hicks
223 Endsleigh Avenue
Baltimore MD 21220

410 591-6217

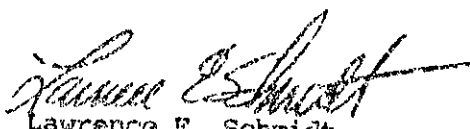
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Lawrence E. Schmidt
612

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01 256-A

Petitioner: James Hicks

Address or Location: 6005 Loreley Beach Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Hicks

Address: 718 Wampler Rd
Baltimore Md 21220

Telephone Number: 410-591-6217

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 2001

Sandra E Kwiatkowski
1517 Old Eastern Avenue
Baltimore MD 21221

Dear Ms. Kwiatkowski:

RE: Case Number: 01-256-A, 6005 Loreley Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: James Hicks, 718 Wampler Road, Baltimore 21220
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 6, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 9, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 8, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

253, 256, 258, 259, 260, 261, 263, 264, 265

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *WBS*
DATE: January 18, 2001
SUBJECT: Zoning Item #256
6005 Loreley Beach Road

Zoning Advisory Committee Meeting of January 8, 2001.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Groundwater Management: An evaluation of the septic system must be conducted prior to building permit approval. Contact Groundwater Management (410-887-2762) for more information.

2/12^{TK}
2/28
PP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 26, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 6005 Loreley Beach Road

INFORMATION:

Item Number: 01-256

Petitioner: Sandra E. Kwiatkowski

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a side yard setback of 6.5 feet in lieu of the required 35 feet and to approve an undersized lot.

Prepared by:

Mark A. Cunniff

Section Chief:

Jeffrey W. Long

AFK:MAC:

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-256A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by TAG
Date 12/20/00

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

James Hicks 718 Wampler Rd Baltimore MD 21220 4105916217
Print Name of Applicant Address Telephone Number

Lot Address 6005 Loreley Beach Rd Election District 11 Councilmanic District 5th Square Feet 11,760

Lot Location: N E S W/side/corner of South Side of Loreley Beach Rd 30 feet from N E S W corner of Allender Rd
(street) (street)

Land Owner: Sandra Kwiatkowski Tax Account Number 1123016450

Address: 1517 Old Eastern Ave. Telephone Number (410) 391-9522

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

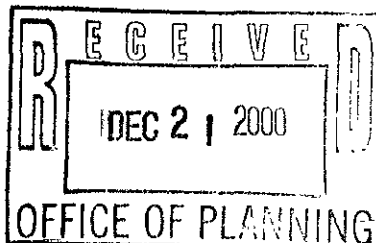
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies), available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>RC2</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 12/22/00

Revised 2/25/99

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.10.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 256 TAG

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PROTESTANT(S) SIGN-IN SHEET

ADDRESS

223 Endsleigh Ave Baiting 2/22



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Sandy Kwiatkowski

1517 OLD Eastern Ave

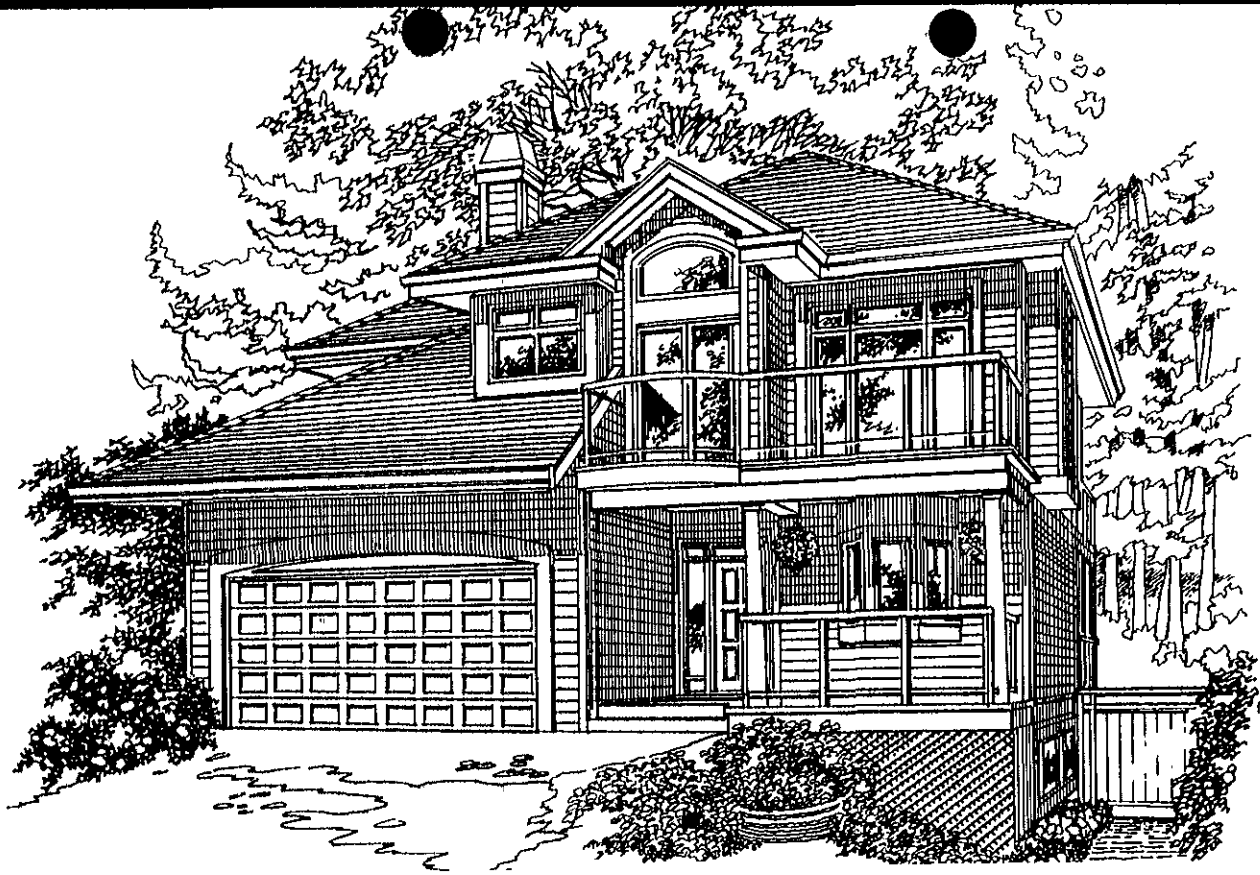
Balto 21221

VINCENT L. DIATTOLI

1204 TURNBRIDGE RD.

FOREST HILL, MD 21050



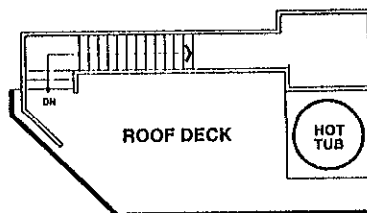
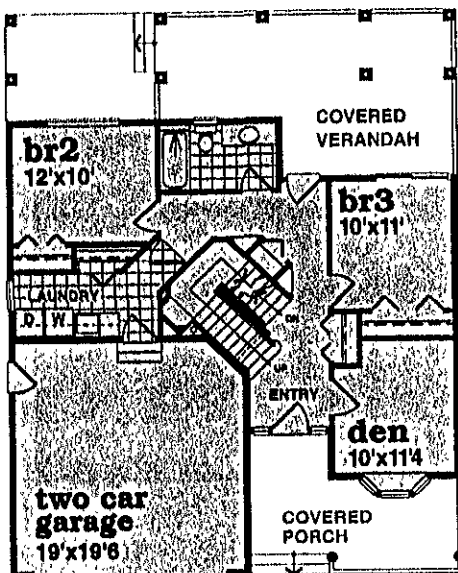


Design Q482

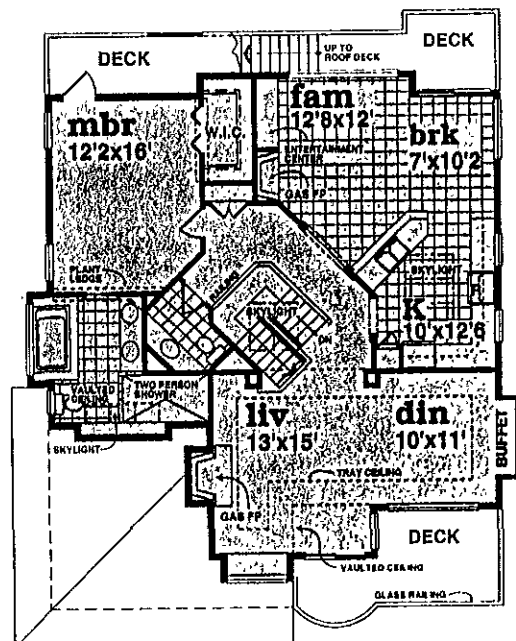
First Floor: 832 square feet
Second Floor: 1,331 square feet
Total: 2,163 square feet

DESIGN BY

®Select Home Designs



Width: 37'-6"
Depth: 48'-4"



◆ This two-level plan has a bonus: a roof deck with a hot tub! A variety of additional outdoor spaces makes this a wonderful plan. The living spaces are on the second floor and include a living/dining room combination with a deck and fireplace. The dining room has buffet space. The family room also has a fireplace, plus a built-in entertainment center, and is open to the breakfast room and skylit kitchen. Sliding glass doors in the breakfast room open to another deck. The master bedroom on this level features a private bath with a whirlpool tub, a two-person shower, a walk-in closet and access to still another deck. Family bedrooms, a full bath and a den are on the first level, along with a two-car garage.

01-256A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6005 Loreley Beach Rd.

see pages 5 & 6 of the CHECKLIST for additional required information

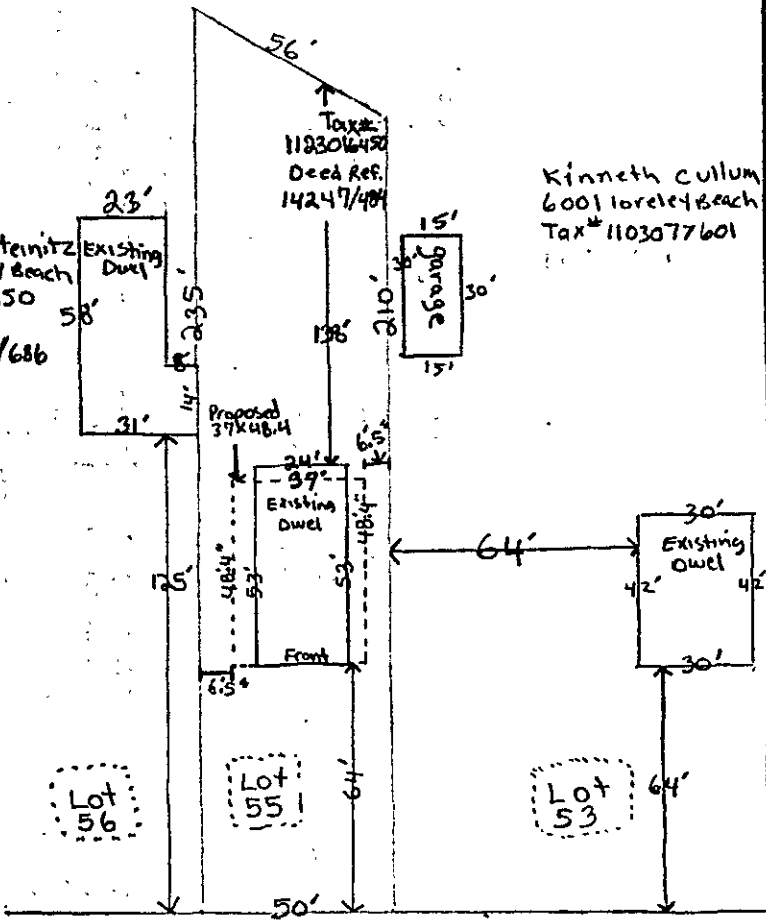
Subdivision name: Loreley Beach

Plat book # 1, folio # 10, lot # 55, section #

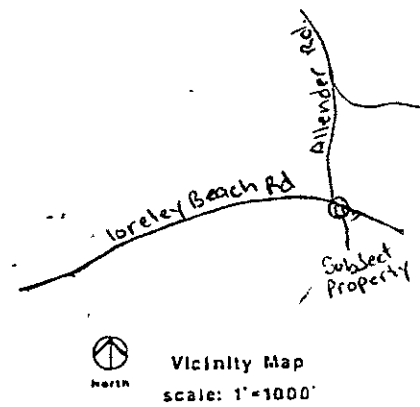
OWNER: Sandra Kwiatkowski

Plot 55 #1

North
date: _____
prepared by: _____



Loreley Beach Rd
Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11
Councilmanic District: 5th
1"=200' scale map#:
Zoning: RC2
Lot size: 3.70 11,760
 acreage square feet

		public	private
SEWER:	☐	☒	
WATER:	☒	☐	
Chesapeake Bay Critical Area:	☒	☐	
Prior Zoning Hearings:			

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
-TAG	256	01-256A

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

Revised 2/20/98 - SCJ

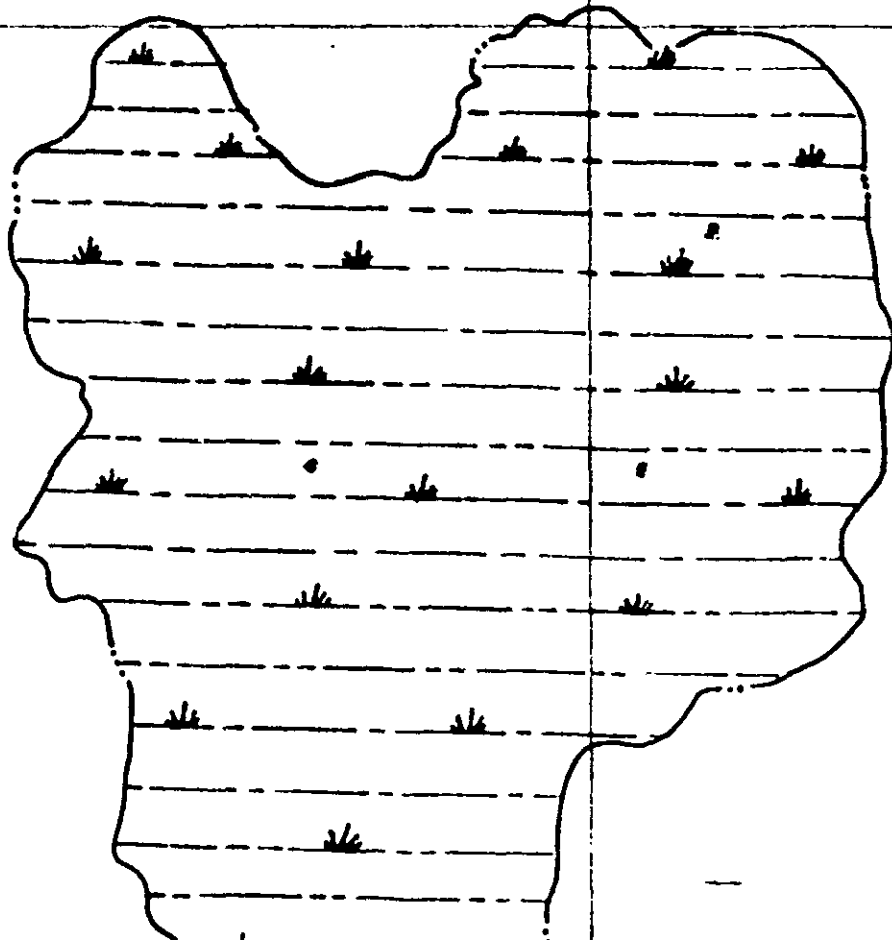
6005
loreley beach

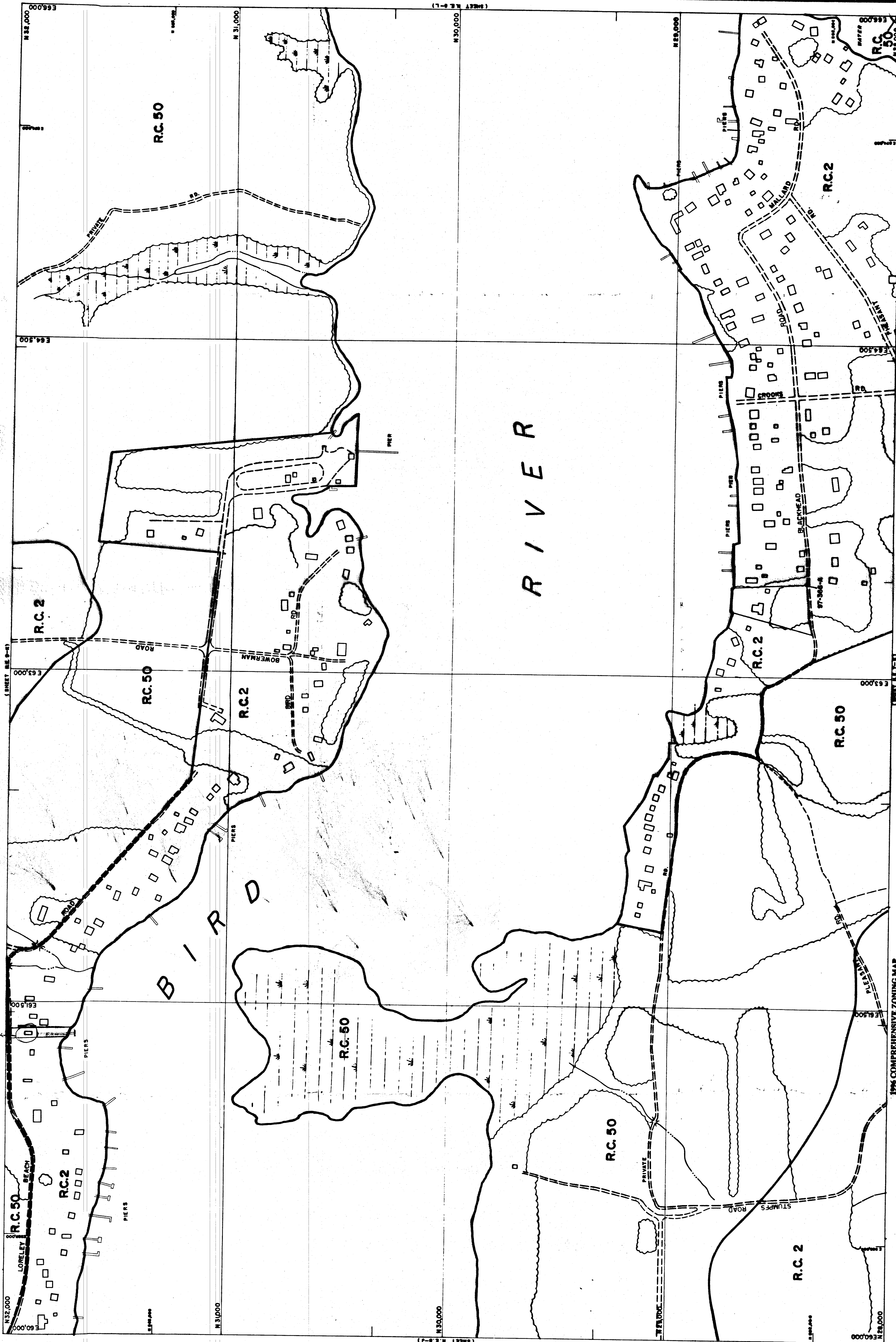
LORELEY

BEACH

6000

B





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BILL NOS. 125-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamandy
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

M-NE MM-NW
M-SE MM-SW

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BIRD RIVER
VICINITY

shah

01-8564